ORDINANCE NO. ______________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2801 HANCOCK DRIVE FROM GENERAL COMMERCIAL SERVICES (CS) DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-CONDITIONAL OVERLAY (CS-MU-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from general commercial services (CS) district to general commercial services-mixed use-conditional overlay (CS-MU-CO) combining district on the property described in Zoning Case No. C14-2016-0060, on file at the Planning and Zoning Department, as follows:

Lot 1, Newton and Luckey subdivision, a subdivision in Travis County, Texas, as recorded in Volume 7, Page 62 of the Plat Records of Travis County, Texas (the “Property”),

locally known as 2801 Hancock Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit “A”.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A. The following uses are not permitted uses for the Property:

- Transitional housing
- Adult-oriented business
- Bail bond services
- Outdoor entertainment
- Outdoor sports and recreation
- Drop-off recycling collection facility
- Transportation terminal
- Automotive repair services
- Commercial blood plasma center
- Pawn shop services
- Campground

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) and other applicable requirements of the City Code.
PART 3. This ordinance takes effect on ______________, 2016.

PASSED AND APPROVED

$  
$  
$  

___________________________, 2016

Steve Adler
Mayor

APPROVED: ____________________ ATTEST: ____________________

Anne L. Morgan  Jannette S. Goodall
City Attorney  City Clerk